065.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,900 / 866,900
					USE VALUE:	866,900 / 866,900
					ASSESSED:	866,900 / 866,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TWOMBLY KENNETH M/ETAL	
Owner 2:	TWOMBLY ARIDIA A	
Owner 3:		
Street 1:	19 GLEN AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,122 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2371 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6122.000	440,900	3,400	422,600	866,900
Total Card	0.141	440,900	3,400	422,600	866,900
Total Parcel	0.141	440,900	3,400	422,600	866,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.60 | /Parcel: 365.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,900	3400	6,122.	422,600	866,900	866,900	Year End Roll	12/18/2019
2019	101	FV	331,600	3400	6,122.	392,400	727,400	727,400	Year End Roll	1/3/2019
2018	104	FV	409,000	3400	6,122.	392,400	804,800	804,800	Year End Roll	12/20/2017
2017	104	FV	384,300	3400	6,122.	344,100	731,800	731,800	Year End Roll	1/3/2017
2016	104	FV	384,300	3400	6,122.	313,900	701,600	701,600	Year End	1/4/2016
2015	104	FV	343,600	3400	6,122.	277,700	624,700	624,700	Year End Roll	12/11/2014
2014	104	FV	343,600	3400	6,122.	262,600	609,600	609,600	Year End Roll	12/16/2013
2013	104	FV	357,100	3400	6,122.	249,900	610,400	610,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5598

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS EILEEN F	25830-116		11/20/1995		252,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2014	1734	New Wind	4,000					3 Replacement wind
12/12/2013	1809	Manual	3,000	C				
12/10/2012	1636	New Wind	4,000	C				
10/7/2011	1263	New Wind	6,000					
5/8/2000	339	Addition	50,232	C				REM KIT-ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2018	Meas/Inspect	DGM	D Mann
2/6/2014	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
3/20/2009	Meas/Inspect	189	PATRIOT
11/4/1999	Inspected	267	PATRIOT
10/5/1999	Measured	256	PATRIOT
8/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6122		Sq. Ft.	Site		0	70.	0.99	12									422,562						422,600	

Total AC/HA: 0.14054 | Total SF/SM: 6122 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,562 | Spl Credit | Total: 422,600

User Acct

41617

GIS Ref

GIS Ref

Insp Date

02/13/18

!5598!

PRINT

Date	Time
12/10/20	20:27:51

LAST REV

Date	Time
02/26/18	08:30:53

mmcmakin

USER DEFINED

Prior Id # 1:	41617
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12901449
Const Adj.:	0.99989998
Adj $ / SQ:	146.757
Other Features:	94250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541640
Depreciation:	100745
Depreciated Total:	440895

COMMENTS

RENOV IN PROGRESS, RE-CK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

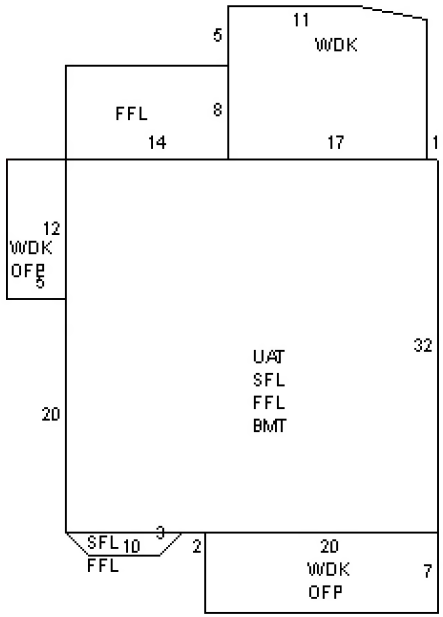
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.43
Special Features:	0	Val/Su Net:	107.80
Final Total:	440900	Val/Su SzAd	201.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	146.760	169,064
SFL	Second Floor	1,040	146.760	152,627
BMT	Basement	1,024	44.030	45,084
WDK	Deck	418	8.390	3,508
UAT	Upper Attic	256	89.520	22,918
OFP	Open Porch	200	24.750	4,950

Net Sketched Area:	4,090			Total:	398,151
Size Ad	2192	Gross Are	4858	FinArea	2371

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

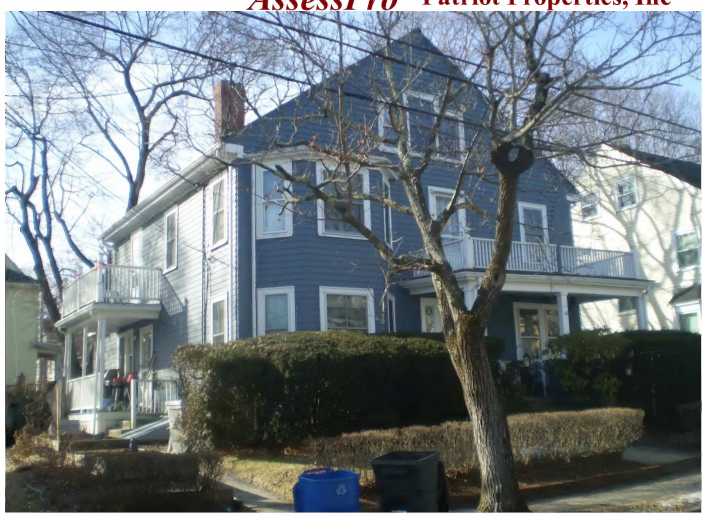
SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1925	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc